

HOW TO QUALIFY FOR OPEN SPACE USE ASSESSMENTS

All parcels must be consistent with the Comprehensive Plan

Historic Public Purpose:

Properties must be at least 5 acres excluding homesite AND

1. Be listed as a historic property on the Virginia Landmarks Register or
2. Be listed as a contributing property in a historic district on the Virginia Landmarks Register or
3. Be listed as a historic property on the National Register of Historic Places or
4. Be listed as a contributing property on the National Register of Historic Places
AND BE SUBJECT TO A PERPETUAL SCENIC, HISTORIC OR OPEN SPACE
EASEMENT OR A 7 TO 10 YEAR RECORDED COMMITMENT WITH THE COUNTY.

Scenic Resource Protection Public Purpose:

Properties must be at least 5 acres excluding homesite AND

1. Be contiguous to a scenic by-way with at least 300 feet of road frontage on the following by-ways:
 - a. **Route 7** (Colonial Highway) [East & West]
Between Route 287 (Berlin Turnpike) *and*
Route 699 (Dry Mill Road)
 - b. **Route 9**
Between its intersections with Routes 7 bypass *and*
Route 622 to the West Virginia line
 - c. **Route 15** (James Monroe Highway - James Madison Highway)
Begin: At the Virginia/Maryland State line, *and*
End: South at the Loudoun/Prince William County Lines.
 - d. **Route 601** (Blue Ridge Mountain Road)
Intersection with Route 7 to the Intersection with
Routes 17 and 50 (Clarke and Loudoun Counties)

- e. **Route 662** (Clarks Gap Road)
Between Route 9 (Charles Town Pike) *and*
Route 665 (Loyalty Road)
- f. **Route 665** (Loyalty Road)
Between Route 662 (Clarks Gap Road) *and*
Route 668 (Taylorstown Road)
- g. **Route 671**
Intersection with Route 9 to the intersection with Route 340
Near the Potomac River at the Maryland State line
- h. **Route 673** (Milltown Road/Featherbed Lane)
Between Route 287 (Berlin Turnpike) to the intersection of
Route 681 (Milltown Road)
- i. **Route 681** (Milltown Road)
Between Route 673 (Milltown Road/Featherbed Lane) *and*
Route 698 (Old Wheatland Road)
- j. **Route 690** (Mountain Road)
Between Route 9 (Charles Town Pike) *and*
Route 673 (Irish Corner Road)
- k. **Route 699** (Dry Mill Road)
Between Route 7 (Colonial Highway East) and
Route 7 (Market Street, West)
- l. **Route 704** (Harmony Church Road)
Between Route 7 [Business] (Colonial Highway) *and*
Route 15 (James Monroe Highway)
- m. **Route 719** (Stony Point Road/Woodgrove Road)
Between Route 9 (Charles Town Pike) *and*
North end of the Town of Round Hill
- n. **Route 722** (Lincoln Road)
Between Route 7 (Main Street) [Town of Purcellville] *and*
Route 728 (North Fork Road)
- o. **Route 728** (North Fork Road)
Between Route 722 (Lincoln Road) *and*
Route 731 (Watermill Road)

- p. **Route 731** (Watermill Road)
Between Route 728 (North Fork Road) *and*
Route 734 (Snickersville Road)
- q. **Route 734** (Snickersville Road)
Between Route 7 (Harry Byrd Highway) *and*
Route 50 (John Mosby Highway)

OR

- 2. Be contiguous to a scenic river listed below:
 - a. Goose Creek from the Loudoun-Fauquier County Line to the Potomac River
 - b. Catoctin Creek from the Town of Waterford to the Potomac River

AND BE SUBJECT TO A PERPETUAL SCENIC, HISTORIC OR OPEN SPACE EASEMENT OR A 7 TO 10 YEAR RECORDED COMMITMENT WITH THE COUNTY.

Protection of Farmland for Future Agricultural Use Public Purpose:

The property must be at least 20 acres in size, excluding homesite

AND

- 1. Be located in a rural area as defined by the County Comprehensive plan and file and implement a land management plan approved by Soil and Water Conservation District and be subject to a minimum 10 year open space commitment with the County.

Achievement of Comprehensive planning and community development goals public purpose:

The property must be at least 5 acres in size, excluding homesite AND

- 1. Be protected by a permanent Open Space Easement OR
- 2. Be protected by a permanent Scenic Easement OR
- 3. Be located in an Agricultural or Forestal District OR
- 4. Be a rural village conservancy lot protected by a permanent Open Space Easement OR
- 5. Be a rural hamlet conservancy lot protected by a permanent Open Space Easement

Code of Virginia:

The property must be at least 5 acres in size, excluding homesite AND

1. Be provided or preserved for park or recreational purposes OR
2. Be used for conservation of land or other natural resources OR
3. Floodways OR
4. Historic or scenic purposes OR
5. Assisting in the shaping of the character, direction and timing of community development or for public interest

AND

Within an Agricultural or Forestal District

OR

Subject to a recorded perpetual easement

OR

Subject to a recorded commitment entered into by the landowners and the local governing body

Permanent Open Space Easement:

The property must be consistent with local land use plan and be at least 5 acres in size excluding home site.

AND

1. Be subject to a perpetual conservation easement held pursuant to 10.1-1011 of the Code of Virginia or 10.1-1700 of the Code.

For these easements, applications for use value program are not necessary and filing fee is not charged.